

CITY OF CHICAGO - ZONING BOARD OF APPEALS
FRIDAY - October 21, 2011
121 N. LaSalle Street - Room 201-A

9:00AM

331-11-S ZONING DISTRICT: PMD#2 WARD: 27

APPLICANT: The Peoples Gas Light and Coke Company

OWNER: Same

PREMISES AFFECTED: 1124-48 N. Elston Ave.

SUBJECT: Application for a special use to permit the establishment of a natural gas vehicle fueling station.

332-11-Z ZONING DISTRICT: B3-1 WARD: 23

APPLICANT: G & Kevin, Inc.

OWNER: Gullermo Martinez

PREMISES AFFECTED: 4235 W. 47th St.

SUBJECT: Application for a variation to establish a proposed public place of amusement license for a banquet hall within 125' of a residential zoning district.

333-11-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Kimberly Thomas-McDade

OWNER: Patrick Standing

PREMISES AFFECTED: 10735 S. Western Ave.

SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

334-11-S ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: Chicago Grammar School

OWNER: Michael A. Grochowiak

PREMISES AFFECTED: 900 N. Franklin St.

SUBJECT: Application for a special use to permit the proposed expansion of an existing first floor private elementary school to the second floor of an existing 8-story building.

335-11-S ZONING DISTRICT: B3-1 WARD: 14

APPLICANT: Luis Castro

OWNER: Same

PREMISES AFFECTED: 5444 S. Kedzie Ave.

SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

336-11-Z ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Calvin Moore

OWNER: Same

PREMISES AFFECTED: 4151 W. Washington Blvd.

SUBJECT: Application for a variation to increase the allowed floor area ratio 15% and to reduce the 2' west side yard setback to zero to allow a proposed rear three-story enclosure and new 4-story porch to an existing 4-story residential building.

337-11-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Steven A. Roberts

OWNER: Same

PREMISES AFFECTED: 1844 N. Wood St.

SUBJECT: Application for a variation to reduce the front setback to 9' from 20', to reduce the north side setback to zero from 2' and to reduce the total side setback combination to 3'-8' from the total side setback combination 4'-8" to allow a 2-story single family residence.

338-11-Z ZONING DISTRICT: RS-2 WARD: 30

APPLICANT: Beata Kozak

OWNER: Same

PREMISES AFFECTED: 2944 N. Major Ave.

SUBJECT: Application for a variation to eliminate the setback of at least 20' from the front property line and reduce the north side yard setback to 2' from 4' and reduce the combined side yard setback to 8' from 9' to allow unenclosed parking spaces in a residential district.

339-11-S ZONING DISTRICT: B2-3 WARD: 38

APPLICANT: Kaya Obara

OWNER: Andrzej Benbenek

PREMISES AFFECTED: 3234 N. Central Ave.

SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

340-11-S ZONING DISTRICT: C1-3 WARD: 4

APPLICANT: Montaser Ijbara

OWNER: Dan Kravetz/Cottage Grove Building Venture

PREMISES AFFECTED: 748 E. 43rd St.

SUBJECT: Application for a special use to permit the establishment of a valuable objects dealers license.

341-11-S ZONING DISTRICT: M1-2 WARD: 1

APPLICANT: Century Plating Co., Inc.

OWNER: Same

PREMISES AFFECTED: 2245 W. Wellington Ave.

SUBJECT: Application for a special use to permit the establishment of a non-required accessory off-site parking lot to serve an existing manufacturing building located at 2939-59 N. Oakley Ave.

342-11-S ZONING DISTRICT: M3-3 WARD: 24

APPLICANT: Greenway Resource Recovery, LLC

OWNER: Harsco Corporation

PREMISES AFFECTED: 2100-18 S. Kilbourn Ave.

SUBJECT: Application for a special use to permit the establishment of a proposed Class V recycling facility.

343-11-S ZONING DISTRICT: M3-3 WARD: 24

APPLICANT: Greenway Resource Recovery, LLC

OWNER: Harsco Corporation

PREMISES AFFECTED: 2101-27 S. Kilbourn Ave.

SUBJECT: Application for a special use to permit the establishment of an off-site accessory parking lot to serve a proposed Class V recycling facility located at 2100-18 S. Kilbourn and also to allow a non-accessory parking lot for the remaining parking spaces at 2101-27 S. Kilbourn Ave.

344-11-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 2215 Wabansia LLC

OWNER: Same

PREMISES AFFECTED: 2215 W. Wabansia Ave.

SUBJECT: Application for a variation to reduce the front yard setback to 6'-6" from 15'-0" and to reduce the rear open space to zero from 325 sq. ft. to allow a proposed 3-story 3-dwelling unit building with a front 3-story open balcony and a rear attached 3 car garage.

345-11-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 2215 Wabansia LLC

OWNER: Same

PREMISES AFFECTED: 2219 W. Wabansia Ave.

SUBJECT: Application for a variation to reduce the front yard setback to 6'-3" from 15', to reduce the total side yard setback combination to 6'-7" from 10'-11" and to reduce the rear yard open space to 200.17 sq.ft. from 416.06 sq.ft. to allow a proposed 3-story 5-dwelling unit building with a front 3-story open balcony and a rear attached 3-car garage.

346-11-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 2215 Wabansia LLC

OWNER: Same

PREMISES AFFECTED: 2223 W. Wabansia Ave.

SUBJECT: Application for a variation to reduce the front yard setback to 6' from 15', to reduce the total side yard setback combination to 6'-7" from the total yard side setback combination of 10'-12" and to reduce the rear yard open space to zero from 430.71 sq.ft. to allow a proposed 3-story 5-dwelling unit building with a front 3-story open balcony and a rear attached 3-car garage.

347-11-S ZONING DISTRICT: M1-1 WARD: 41

APPLICANT: Glensaul LLC

OWNER: Chicago Title Land Trust #1107876

PREMISES AFFECTED: 7292 W. Devon Ave./6405 N. Avondale Ave.

SUBJECT: Application for a special use to permit the establishment of an accessory 3-lane drive-thru facility to serve a proposed 2-story bank.

348-11-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: 3500 Damen LLC

OWNER: Same

PREMISES AFFECTED: 3500 N. Damen Ave.

SUBJECT: Application for a variation to increase the allowed floor area ratio of 15% to expand the existing front two-dwelling unit building (two buildings on lot) in order to duplex attic into second floor apartment.

349-11-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Abra Smith - Felines Inc.

OWNER: Felines Inc.

PREMISES AFFECTED: 6379 N. Paulina St.

SUBJECT: Application for a special use to permit the expansion of an existing animal shelter with a proposed rear 2-story addition with basement.

350-11-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Hermitage Investment Properties, LLC

OWNER: Same

PREMISES AFFECTED: 1644 N. Hermitage Ave.

SUBJECT: Application for a variation to increase but not to exceed 15% allowed floor area ratio of an existing non-conforming 4-dwelling unit building to expand two of the dwelling units located on the second floor into the attic space.

351-11-S **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: EZ Pawn, Illinois Inc.
OWNER: RMD I, LLC
PREMISES AFFECTED: 3949-3959 W. 26th Street
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

2:00PM
352-11-S **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: Chicago Board of Education
OWNER: City of Chicago in Trust for the Use of Schools
PREMISES AFFECTED: 2655 W. Augusta Blvd.
SUBJECT: Application for a special use to permit the establishment of an accessory off-site parking lot to serve an existing school located at 2714 W. Augusta Blvd.

353-11-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: Chicago Board of Education
OWNER: City of Chicago in Trust for the Use of Schools
PREMISES AFFECTED: 2655 W. Augusta Blvd.
SUBJECT: Application for a variation to reduce the front yard setback to 12'-10" from 20' to allow an accessory off-site parking lot to serve an elementary school located at 2714 W. Augusta Blvd.

354-11-S **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: Yan Xue
OWNER: The Marouf LLC
PREMISES AFFECTED: 5785 N. Lincoln Ave.
SUBJECT: Application for a special use to permit the establishment of a massage establishment.

355-11-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: DDMB Inc.
OWNER: Golin Family Trust
PREMISES AFFECTED: 1366 N. Milwaukee Ave.
SUBJECT: Application for a special use to permit the establishment of a proposed tavern.

356-11-Z **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: DDMB Inc.
OWNER: Golin Family Trust
PREMISES AFFECTED: 1366 N. Milwaukee Avenue
SUBJECT: Application for a variation to permit the establishment of a proposed place of amusement license within 125' of a residential zoning district.

357-11-S **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: Miguel A Martinez
OWNER: Alfredo Avila
PREMISES AFFECTED: 2458 S. Millard Ave., Unit 4
SUBJECT: Application for a special use to permit the establishment of a proposed beauty salon.

358-11-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Chicago Title Land Trust Co.

OWNER: Same

PREMISES AFFECTED: 2032 W. Potomac Ave.

SUBJECT: Application for a variation to reduce the total side yard setback combination to 3'-1" from 5' and not to exceed 15% of the existing floor area ratio to allow a rear addition to an existing 2-dwelling unit building.

359-11-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: 319 Concord Place LLC

OWNER: Ilona Weber

PREMISES AFFECTED: 319 W. Concord Pl.

SUBJECT: Application for a variation to reduce the total side yard combination to 3.96' from 4.82', to reduce the rear yard setback to 5' from 27.7' and reduce the rear yard open space to zero from 125.2 sq. ft. to allow a rear 2-story with basement addition and new 2-car garage with rooftop deck to an existing single family residence.

360-11-S ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: City Winery Chicago, LLC

OWNER: Peppercorn 124, LLC

PREMISES AFFECTED: 124 N. Willard Court

SUBJECT: Application for a special use to permit the establishment of a proposed accessory off-site parking lot to serve a proposed restaurant located at 1200 W. Randolph Street.

361-11-S ZONING DISTRICT: DX-12 WARD: 42

APPLICANT: New Cingular Wireless PCS LLC

OWNER: 111 East Chestnut Condominium Association

PREMISES AFFECTED: 111 E. Chestnut St.

SUBJECT: Application for a special use to permit the establishment of 9 proposed wireless communication antennas on an existing building extended above the allowable 75' in height to a proposed 100'.

362-11-S ZONING DISTRICT: DX-16 WARD: 2

APPLICANT: New Cingular Wireless PCS LLC

OWNER: American Youth Hostels – Chicago, Inc.

PREMISES AFFECTED: 24 E. Congress Pkwy.

SUBJECT: Application for a special use to permit the establishment of 9 proposed wireless communication antennas on an existing building extended above the allowable 75' in height to a proposed 114'.

363-11-S ZONING DISTRICT: DR-7 WARD: 42

APPLICANT: New Cingular Wireless PCS LLC

OWNER: 227 Walton Condominium Association

PREMISES AFFECTED: 227 E. Walton St.

SUBJECT: Application for a special use to permit the establishment of 9 proposed wireless communication antennas on an existing building extended above the allowable 75' in height to a proposed 145'.

CONTINUANCES

182-11-S ZONING DISTRICT: DR-7 WARD: 42

APPLICANT: 850, LLC

OWNER: Same

PREMISES AFFECTED: 850 N. DeWitt Pl.

SUBJECT: Application for a special use to increase the number of leased parking spaces in an existing parking garage from 38 to 68 parking spaces.

210-11-Z

ZONING DISTRICT: B3-2

WARD: 40

APPLICANT: Prestige of Chicago Inc. DBA Estrada

OWNER: Dimitri Georgakopoulos

PREMISES AFFECTED: 2639-2641 W. Peterson Ave.

SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license for DJ music and dancing within 125' of a residential zoning district.

255-11-Z

ZONING DISTRICT: B3-1

WARD: 3

APPLICANT: Madelyn's Jazz Grille, LLC

OWNER: Allen & King LLC

PREMISES AFFECTED: 401-13 E. Pershing Rd./3901 S. Martin Luther King Dr.

SUBJECT: Application for a variation to reduce the south side yard setback to 0'-8" instead of the required 5' to allow one-story commercial building with 23 outdoor parking spaces.

256-11-S

ZONING DISTRICT: B3-1

WARD: 3

APPLICANT: Madelyn's Jazz Grille, LLC

OWNER: Allen & King LLC

PREMISES AFFECTED: 401-13 E. Pershing Rd./3901 S. Martin Luther King Dr.

SUBJECT: Application for a special use to permit the establishment of a proposed tavern.

270-11-A

ZONING DISTRICT: B3-2

WARD: 44

APPLICANT: Lamar Advertising

OWNER: Bold Development/3174 N Broadway LLC

PREMISES AFFECTED: 605 W. Belmont Ave.

SUBJECT: Application for an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a changing image sign which has been installed without a permit and is located on a pedestrian street.

275-11-S

ZONING DISTRICT: B3-1

WARD: 35

APPLICANT: Garden Walk Banquets

OWNER: Payl Saranecki

PREMISES AFFECTED: 3710 W. Fullerton Ave.

SUBJECT: Application for a special use to permit the establishment of an accessory off-site parking lot with 26 parking spaces for a banquet hall located at 3705 W. Fullerton Ave.

285-11-S

ZONING DISTRICT: B3-1

WARD: 31

APPLICANT: Daniel Rojas

OWNER: Anton Skukan

PREMISES AFFECTED: 2924 N. Pulaski Rd.

SUBJECT: Application for a special use to permit the establishment of a barber shop.

311-11-Z

ZONING DISTRICT: RM-5

WARD: 43

APPLICANT: Mr. & Mrs. Thomas C. Hardening

OWNER: Same

PREMISES AFFECTED: 1834 N. Cleveland Ave.

SUBJECT: Application for a variation to reduce the north side setback from 2' to .6" and the south side setback from 2' to 1' and to reduce the total side setback combination from 4' 8" to 1'-6" to allow a proposed 3-story single-family residential building and rear garage with an open roof deck.

319-11-S ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: Montaser Ijbara

OWNER: Ghulan Qadir

PREMISES AFFECTED: 113 E. 51st St.

SUBJECT: Application for a special use to permit the establishment of a valuable objects dealers license.

320-11-S ZONING DISTRICT: C1-2 WARD: 20

APPLICANT: Monastery Ijbara

OWNER: Boguslaw Szaflarski

PREMISES AFFECTED: 6548 S. Cottage Grove Ave.

SUBJECT: Application for a special use to permit the establishment of a valuable objects dealers license.